

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD STUDY SESSION

Held in the City of Mesa Council Chamber (Lower Level)
July 15, 2008 at 7:30 a.m.

MEMBERS PRESENT

Pat Esparza, Chair
Frank Mizner, Vice Chair
Randy Carter
Beth Coons
Scott Perkinson
Chell Roberts
Ken Salas

MEMBERS ABSENT

None

OTHERS PRESENT

John Wesley
Dorothy Chimel
Tom Ellsworth
Jennifer Gniffke
Joe Welliver
Maria Salaiz

Reese Anderson
Grady Gammage
Trevor Burger
Donna Bronski
Gordon Sheffield
Wahid Alam

Laura Hyneman
Hector Tapia
Others

Chairperson Esparza declared a quorum present and the meeting was called to order at 7:30 a.m. Ms. Esparza introduced and welcomed Ms. Beth Coons and Mr. Scott Perkinson to the Board. Boardmembers Coons and Perkinson briefly introduced themselves.

1. Review items on the agenda for the July 17, 2008 regular Planning & Zoning hearing.

The items on the July 17, 2008, agenda were discussed. No formal action was taken.

2. Receive presentations and discuss the following items related to the processing of the Planned Community District zoning application submitted by DMB for the northern portion of the former GM Proving Grounds:

a. Overview of the Planned Community District (PCD) Ordinance and review requirements.

Mr. John Wesley, Planning Director, gave a brief history of the application and added that the Board would be seeing this case on the August 21st agenda, and that there might be a chance for a special meeting to continue discussion on this application.

He gave a brief history of the PCD Ordinance stating that:

- This section was created approximately a year ago;
- It's meant to provide larger properties, over 160 acres, an opportunity to create a community on their properties and not come in with a single type development;
- It addresses changing market needs and allows some flexibility to respond to the market;

MINUTES OF THE PLANNING AND ZONING BOARD
STUDY SESSION
July 15, 2008

- Creates a mix of uses that can work well together and create a sustainable community;
- Gives the owner an opportunity to create their own “zoning ordinance” and create a plan/vision for what they are trying to accomplish;
- Has rules and regulations that can be used to implement that plan, and.
- It allows them to establish the process for future development reviews.

He stated there are three basic steps to get to the actual development: Approval of the Community Plan, the Development Unit Plan (DUP), and Site Plans. Discussion ensued regarding the process for the PCD District and who would be approving the different request.

b. Overview of the draft project narrative for the DMB PCD Community Plan

Grady Gammage and Trevor Barger, 2 North Central Avenue, Phoenix, AZ, applicant, gave an overview of how the Community Plan would work. They gave a PowerPoint presentation and explained what they are trying to accomplish in their request on the PCD.

Mr. Gammage responded to the Board’s questions regarding the processing of the PCD Districts.

3. Planning Director's Updates:

a. Previously considered Planning & Zoning item.

Z08-40 – 7415, 7447 and 7509 East Southern Avenue.

Mr. Wesley updated the Board on the above zoning case and mentioned that a minor modification was made to one of the Conditions of Approval.

b. Report on progress of the Zoning Ordinance Update project, including the work of the Technical Review Committee (TRC).

Gordon Sheffield, Zoning Administrator, gave a brief history and report on the progress of the Zoning Ordinance and mentioned that staff is behind on the project. He commented that there was a lot of interest by the public on Module 2 so a Technical Review Committee (TRC) was set up; adding that the TRC are proposing fairly radical changes, which he briefly explained. He added that the Board would be seeing Module 3 in the next couple of months. Discussion ensued.

c. Special Board Meeting for Major General Plan Amendments.

Mr. Wesley briefly explained the process for Major General Plan Amendments stating that they are required to have two public hearings, one of which will be held on July 31, 2008 @ 6:00 p.m. He noted that this hearing will be for the Board to receive public comments and that the applicants will do a presentation. He stated no action would be taken on the proposals.

MINUTES OF THE PLANNING AND ZONING BOARD
STUDY SESSION
July 15, 2008

4. Minutes – submit any corrections, additions, deletions.

None.

The meeting adjourned at 9:20 a.m.

Respectfully submitted,

John Wesley, Secretary
Planning Director

***NOTE: Audiotapes of the Planning & Zoning Study Sessions are
available in the Planning Division Office for review.***

MS:
I:\P&Z\P&Z 08\Minutes\july15-08ssmin.doc